

## SHEET INDEX

### ARCHITECTURAL

Page 1:	COVER & INDEX
Page 2:	PROPOSAL SUMMARY
Page 3:	VICINITY MAP
Page 4:	SITE PHOTOS
Page 5:	SURVEY
Page 6:	SITE PLAN
Page 7:	SOUTH & EAST ELEVATIONS
Page 8:	NORTH & WEST ELEVATIONS
Page 9:	STREET PERSPECTIVE
Page 10:	PHOTO PRECEDENTS
Page 11:	PHOTO PRECEDENTS CONTINUED

### LANDSCAPE

L-1	LANDSCAPE SITE PLAN
L-2	ILLUSTRATIVE SECTIONS
L-3	LANDSCAPE PLAN
L-4	PLANT LIST & REFERENCE IMAGES

### APPENDIX

Appendix 1:	WRITTEN NARRATIVE
Appendix 2:	FEASIBILITY MEETING NOTES
Appendix 3:	BASEMENT PLAN
Appendix 4:	FIRST FLOOR PLAN
Appendix 5:	SECOND FLOOR PLAN
Appendix 6:	THIRD & FORTH FLOOR PLAN
Appendix 7:	ROOF PLAN

### CIVIL

G001	COVER SHEET
C-1	EXISTING CONDITIONS
C-2	PROPOSED SITE PLAN

ARCHITECTURAL

ZONE	Mixed Use Residential
SITE AREA	24,000 SF
BASE FAR	1.25
BUILDABLE AREA	30,000 SF
FAR	1.83
AREA	43,293 SF
BUILDABLE AREA OVER BASE FAR	13,293 SF
BASE HEIGHT LIMIT	40'
BUILDING HEIGHT	48'
FLOOR AREA OVER BASE H.L.	12,636 SF
UNITS	41
PARKING REQUIRED	41 STALLS
PARKING PROVIDED	44 STALLS
BIKE PARKING	5 - REQ. / 10 PROVIDED
LOADING ZONES	2 - REQ. / 1 PROVIDED ADJUSTED BY PLANNING
SETBACKS	FRONT= 0' REAR= 7' SIDE = 7'
BASE PERMEABLE AREA	20.2% = 4,857 SF
ADDITIONAL PERMEABLE AREA WITH HEIGHT BONUS	NONE

LANDSCAPE

ISSAQUAH MUNICIPAL CODE REQUIREMENT

PROVIDED

1.

Existing tree retention: no trees to be saved due to proximity of building
2.

Replacement trees -  $\frac{(5) \text{ existing trees totaling } 64 \text{ caliper}}{1 \text{ replacement tree per } 6''}$  = 10 Trees

21 trees
3.

Tree density -  $4 \text{ trees/ } 5,000 \text{ sf lot area} = 24,000 \text{ sf lot}/5,0000 = 20 \text{ trees}$

See above
4.

Street trees - medium trees at 25' o.c. + groundcover

As required
5.

General Landscape  
Trees - small to medium  
Shrubs (2-3 gal, 50% evergreen)  
Groundcover (1 gal with 100% coverage in 3 years)

As required

REQUESTED DEVELOPMENT ADJUSTMENTS

A departure from the required (2) loading zone is requested

As per CIDDS 8.16 (2) loading zone spaces are required for a multifamily building with 41 or more units. The current building scheme has 41 units.

It is requested that the project be required to provide just (1) loading zone.





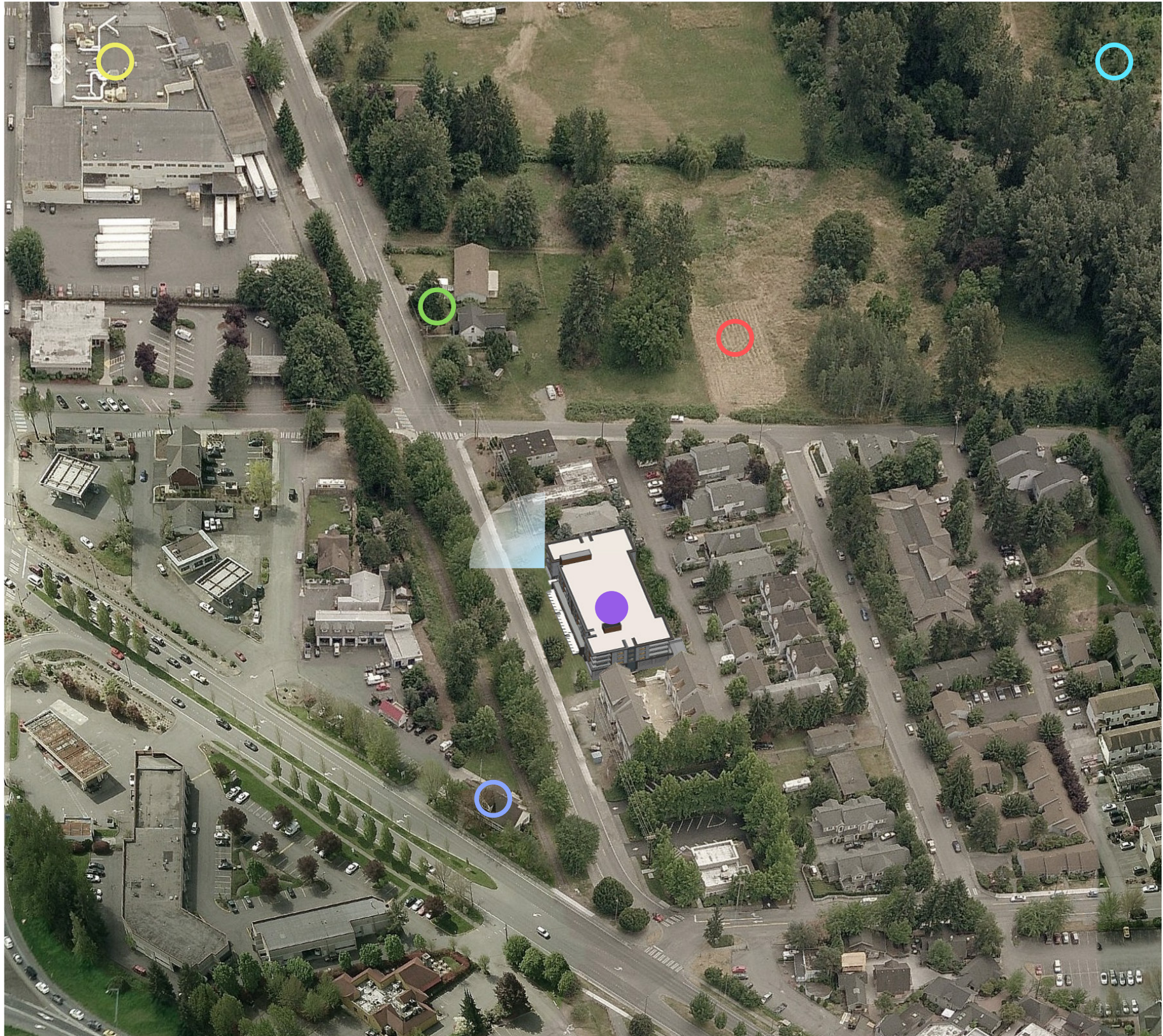
○ Darigold Plant



○ Community Pea Patch



○ Issaquah Creek



● Project Site



View To Mt. Rainier



○ Cybil Madeline Park



○ Chamber of Commerce





View of Rainier Blvd. Looking NW



View of Rainier Blvd. Looking South



View of Rainier Blvd. Looking SW



Project Site



View of Alley Looking North

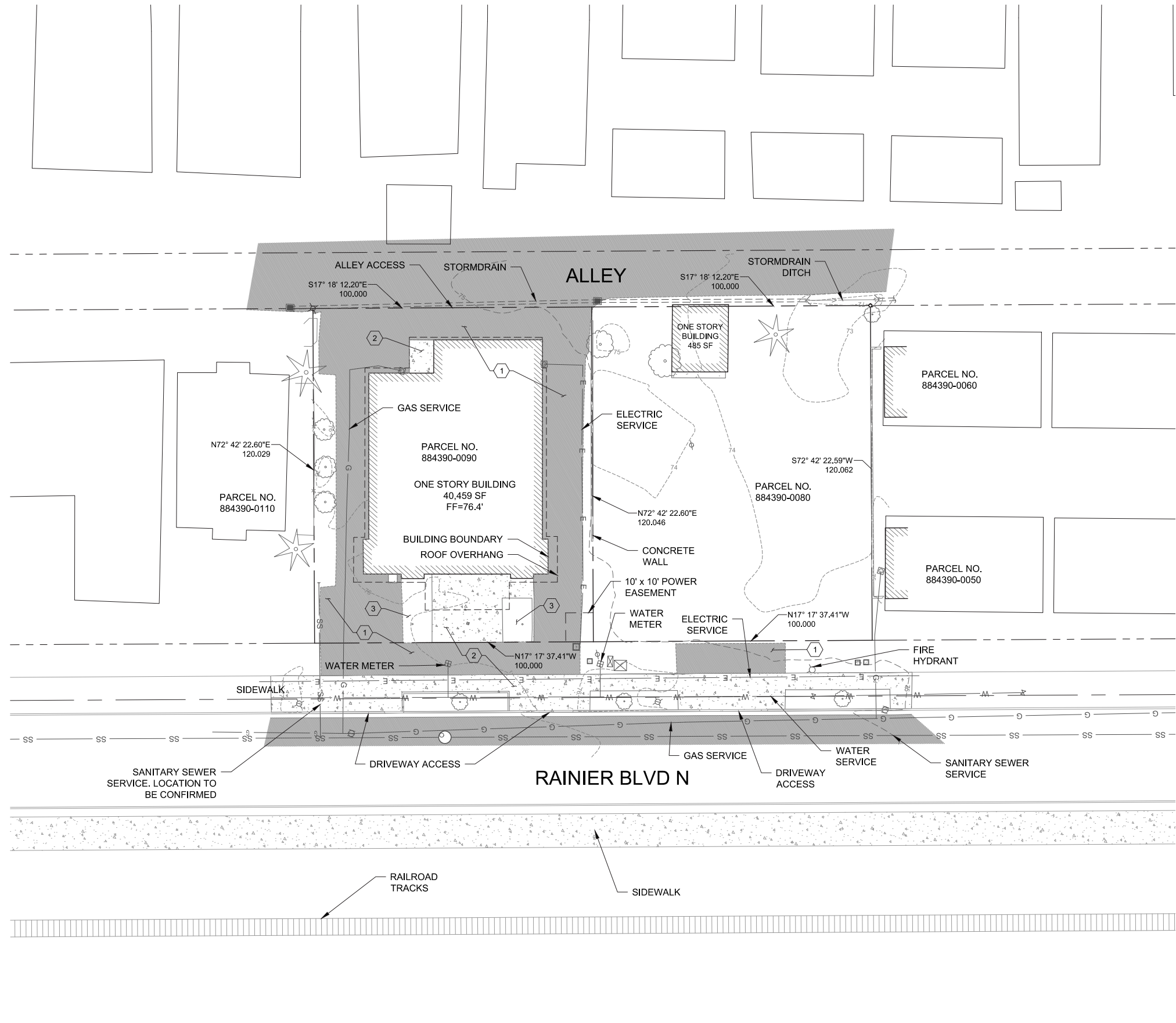


View of Site Looking East



View of Alley Looking SE



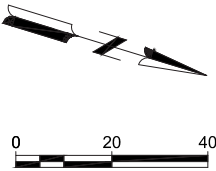


**GENERAL NOTES:**

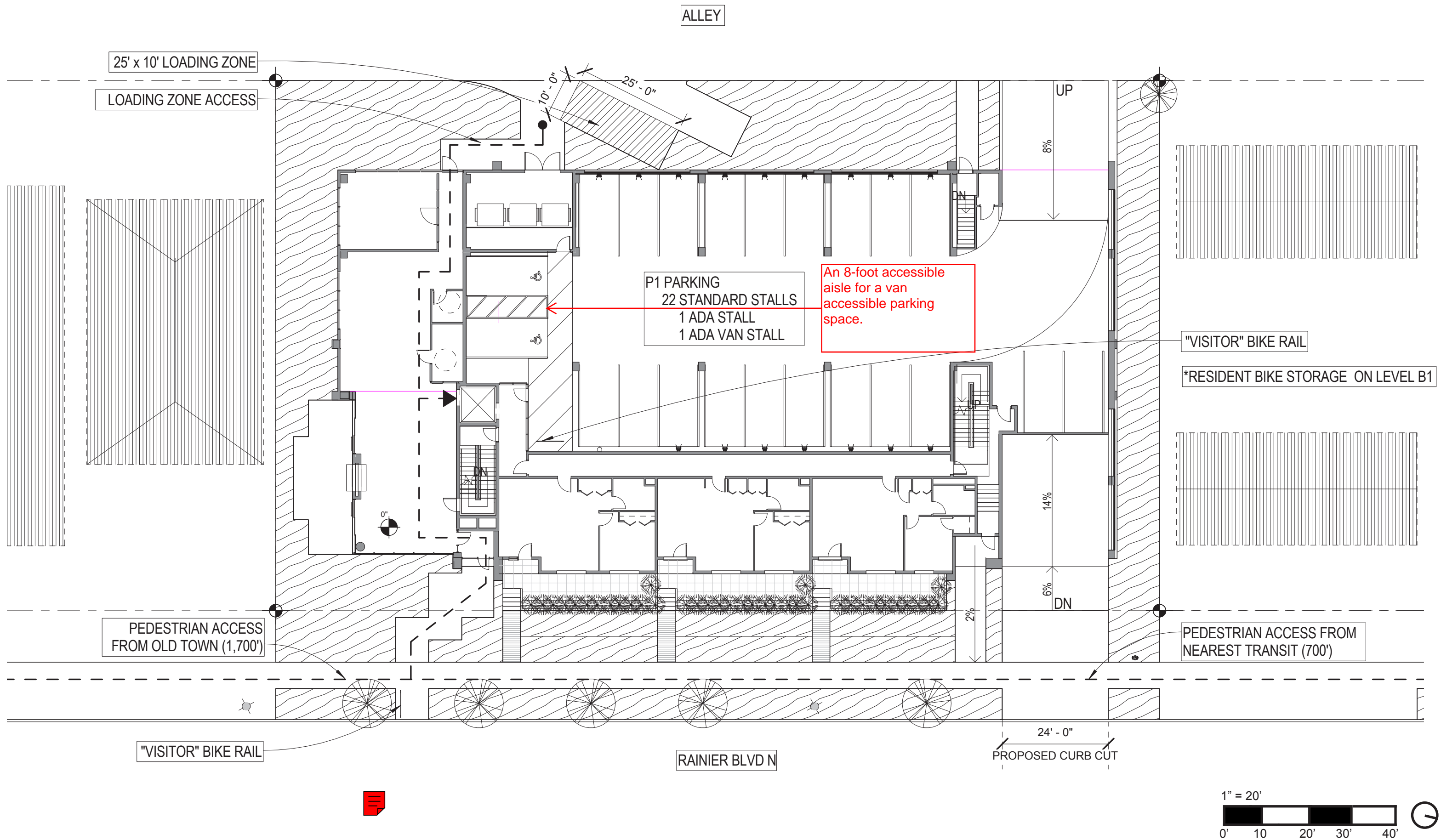
1. THERE ARE NO CRITICAL AREAS ON THE SITE PROPERTY (WETLANDS, STREAMS, STEEP SLOPES, ETC.)
2. LINEWORK FOR NEIGHBORING BUILDINGS AND PROPERTY EAST OF RAINIER BLVD N IS NOT SURVEYED. LINEWORK WAS DEVELOPED USING GOOGLE EARTH.

**KEYED NOTES:**

- 1 ASPHALT
- 2 CONCRETE
- 3 LANDSCAPING











**South Elevation**



**Rainier Blvd Elevation**

**SOUTH & EAST ELEVATIONS**





North Elevation



Alley Elevation

NORTH & WEST ELEVATIONS

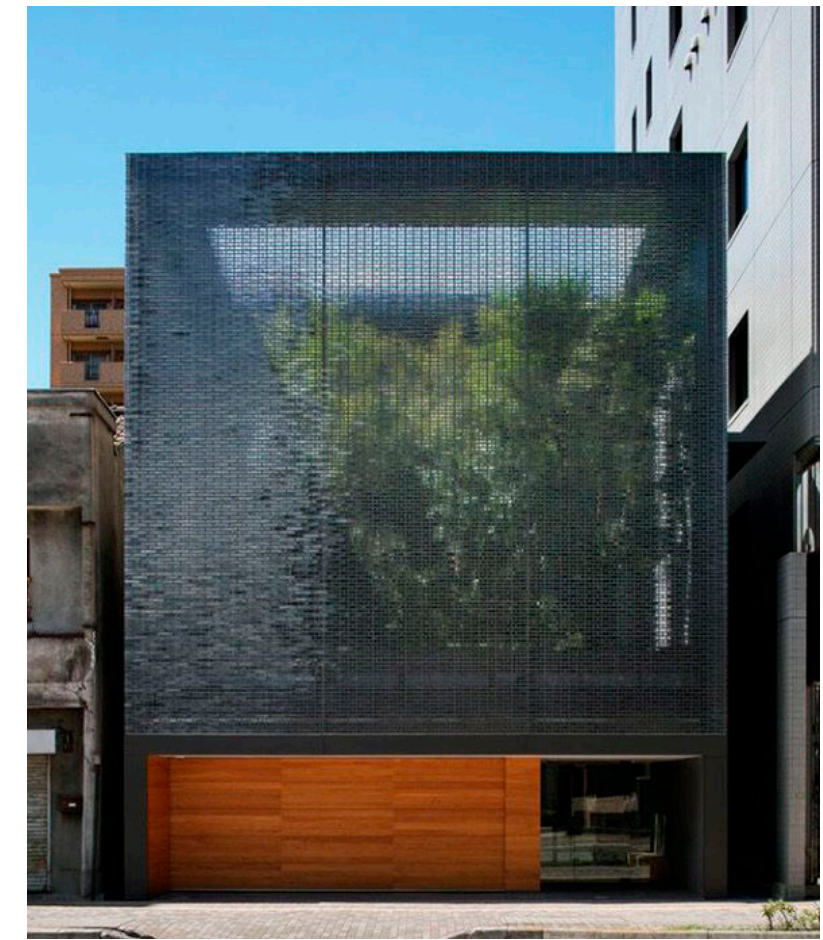








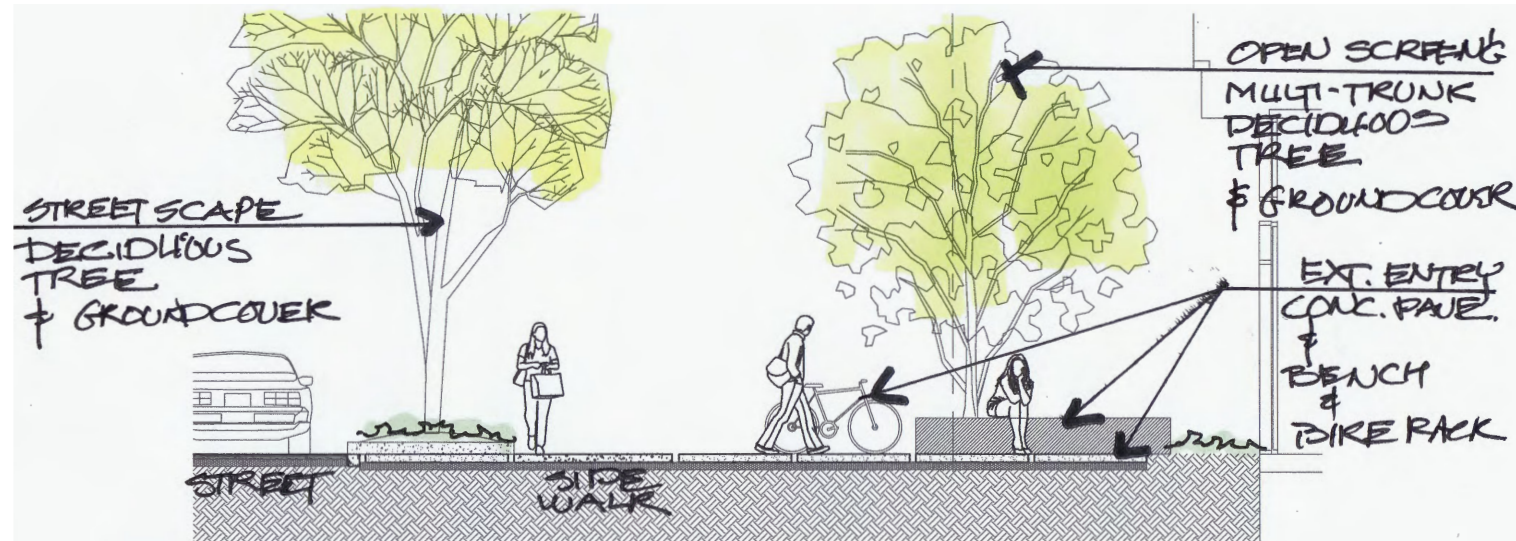




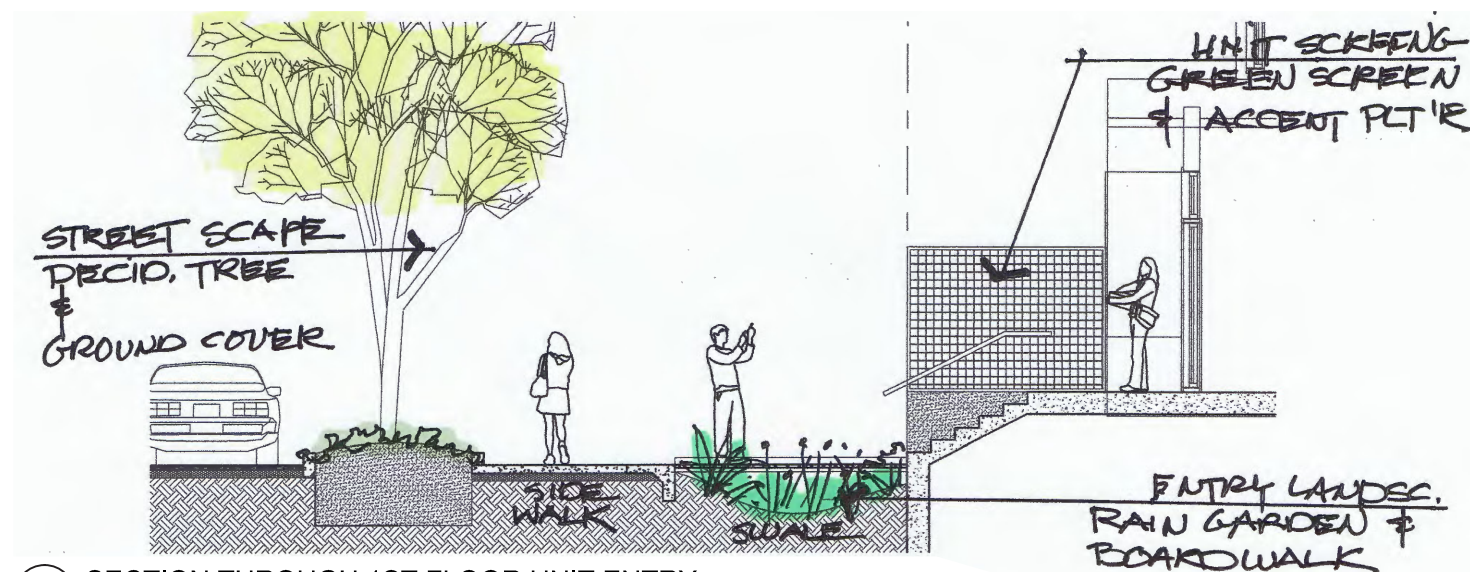




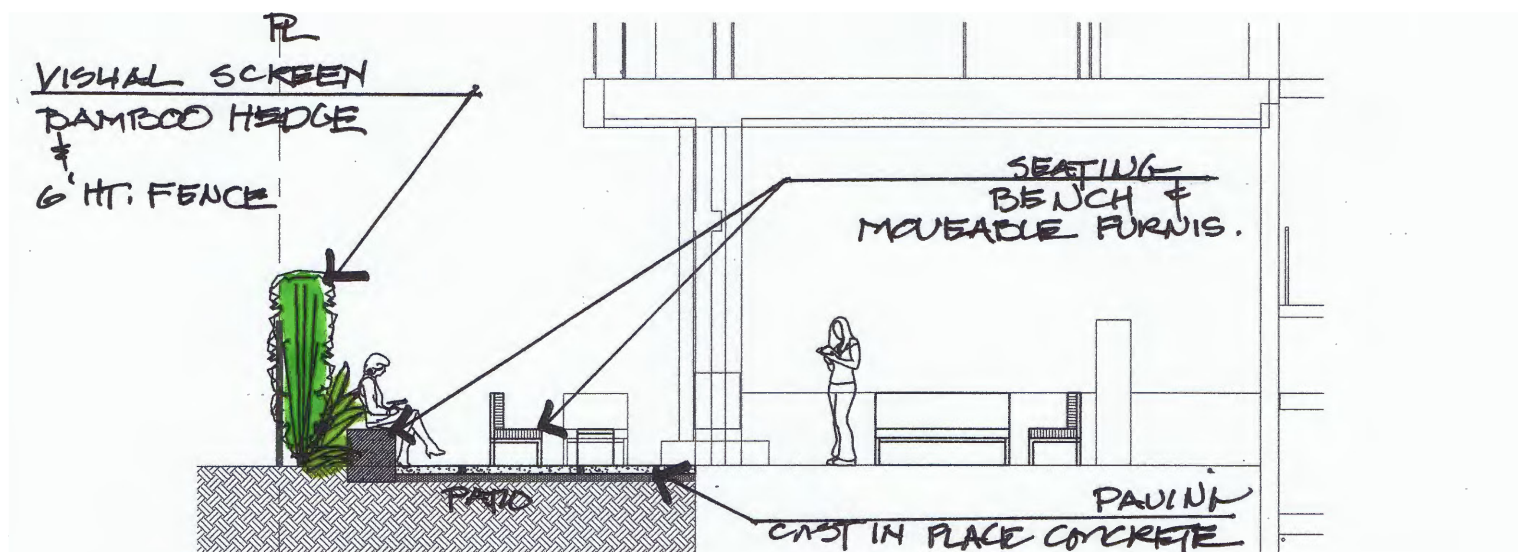




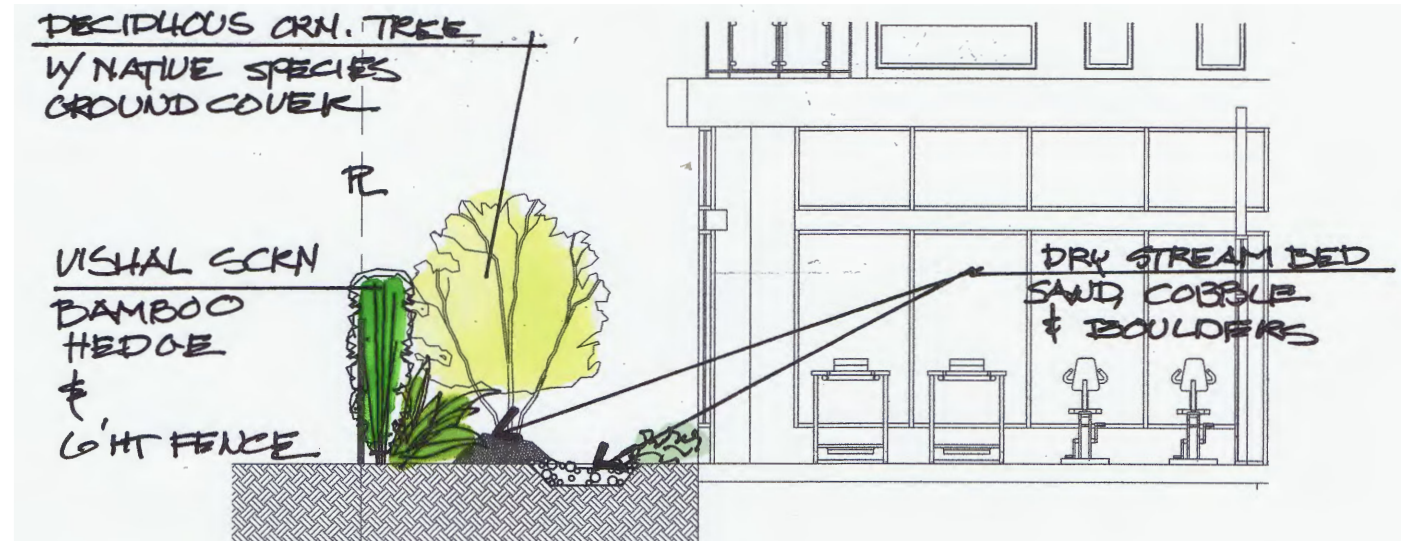
1 SECTION THROUGH LOBBY ENTRY COURT  
Scale: 1/8" = 1'-0"



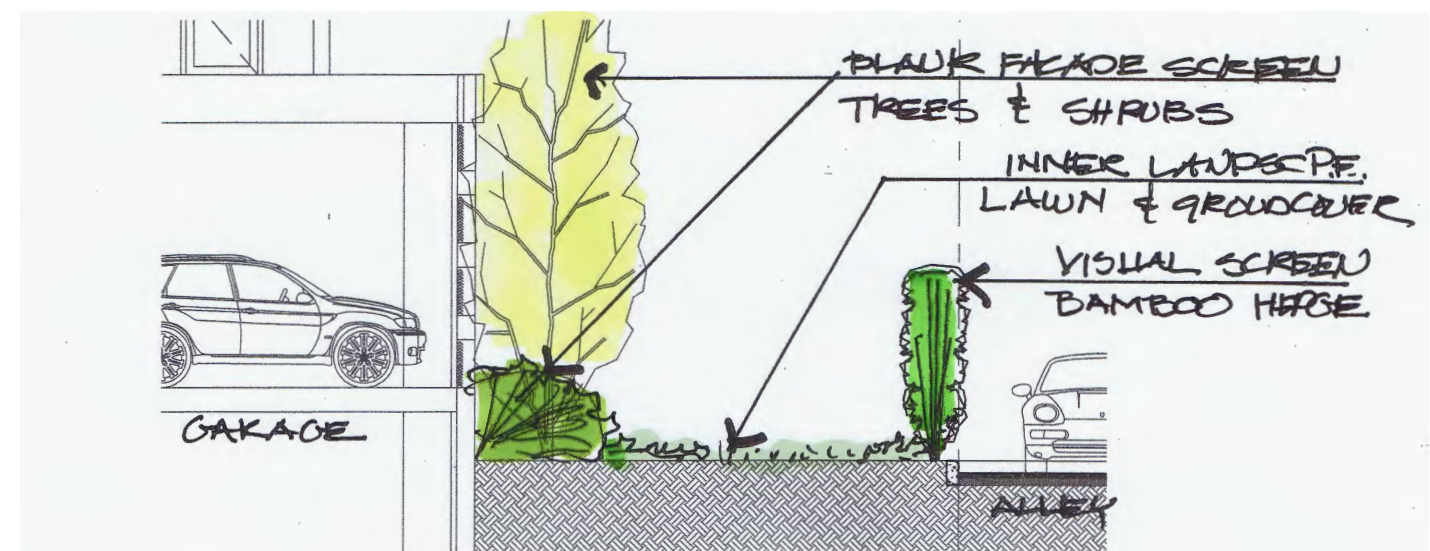
2 SECTION THROUGH 1ST FLOOR UNIT ENTRY  
Scale: 1/8" = 1'-0"



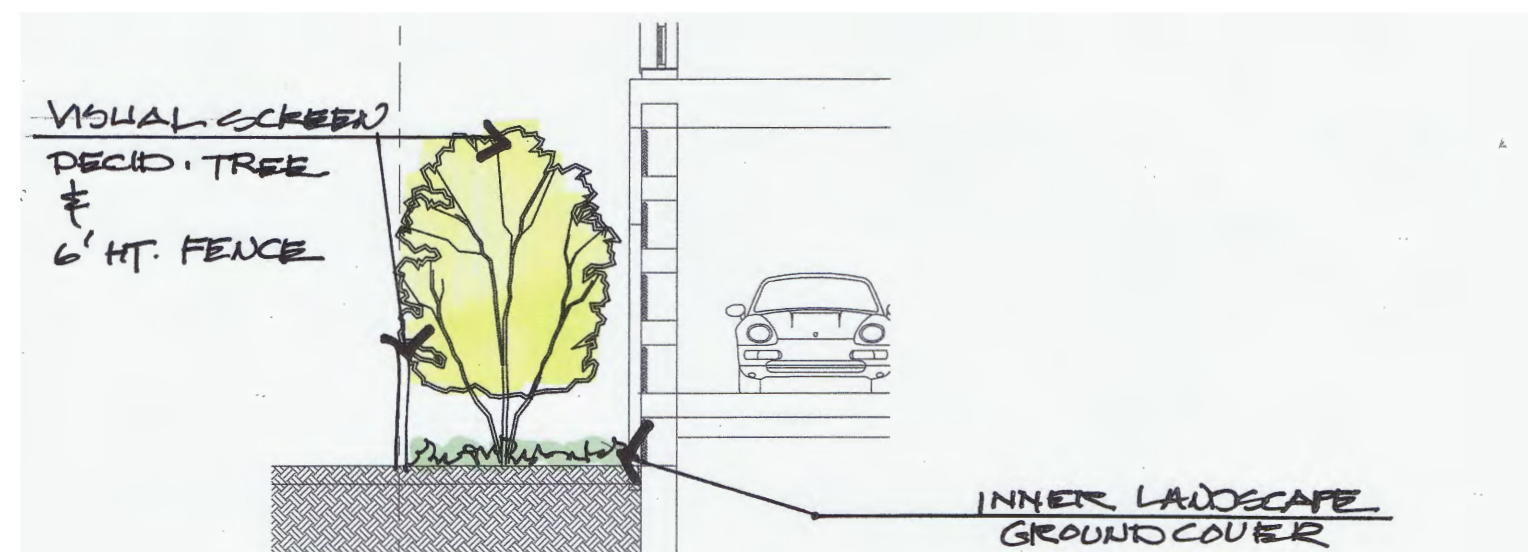
3 SECTION THROUGH OUTDOOR ROOM AT LOBBY  
Scale: 1/8" = 1'-0"



4 SECTION THROUGH ZEN GARDEN AT GYM  
Scale: 1/8" = 1'-0"

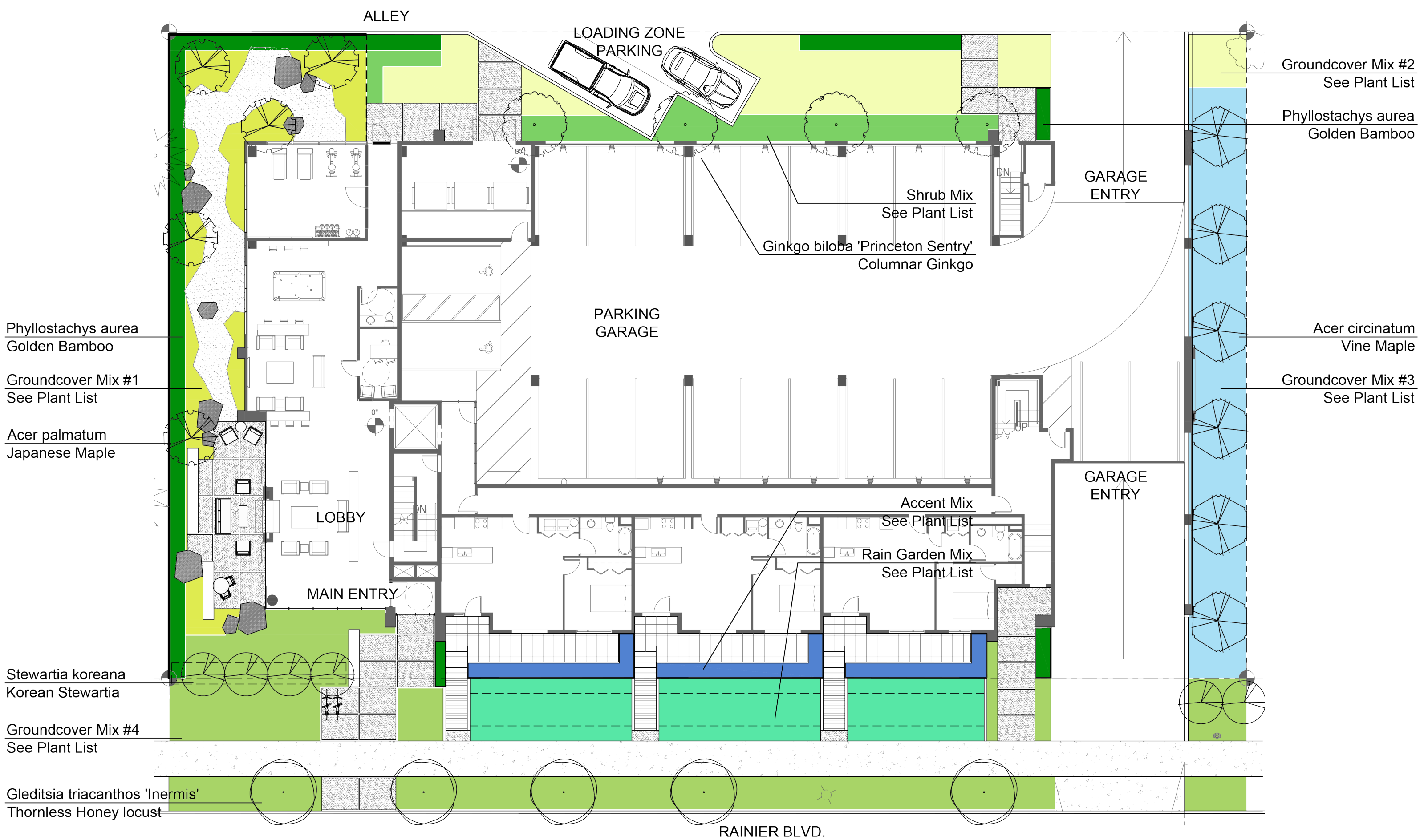


5 SECTION THROUGH WEST LANDSCAPE  
Scale: 1/8" = 1'-0"



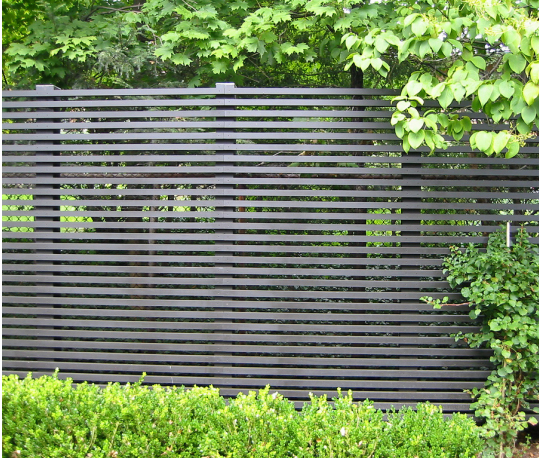
6 SECTION THROUGH NORTH SIDYARD  
Scale: 1/8" = 1'-0"



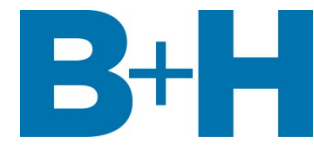




Type	Scientific Name	Common Name
<b>Deciduous Tree</b>		
	Acer circinatum	Vine maple
	Acer palmatum	Japanese maple
	Ginkgo biloba 'Princeton Sentry'	Columnar ginkgo
	Gleditsia triacanthos 'Inermis'	Thornless honey locust
	Stewartia koreana	Korean Stewartia
<b>Evergreen Hedge</b>		
	Phyllostachys aurea	Golden bamboo
<b>Shrub</b>		
Shrub Mix		
	Rhaphiolepis umbellata	Rhaphiolepis
	Rhododendron spp.	Hybrid rhododendron
<b>Accent Mix</b>		
	Daphne cneorum	Garland daphne
	Heuchera 'Green spice'	Heuchera
	Nassella tenuissima	Mexican feather grass
	Trachelospermum jasminoides	Star jasmine
<b>Raingarden Mix</b>		
	Equisetum hymale	Himalayan horsetail
	Carex oshimensis 'Evergold'	Japanese sedge
	Cornus sericea kelseyi	Dwarf redbud dogwood
	Juncus patens 'Elk blue'	Spreading rush
<b>Groundcover</b>		
Groundcover Mix #1		
	Hakonechloa macra	Japanese forest grass
	Liriope muscari	Lilyturf
	Pachysandra terminalis	Japanese spurge
	Polystichum munitum	Sword fern
Groundcover Mix #2		
	Cotoneaster dammeri	Bearberry cotoneaster
	Lawn	NW 4-Way mix sod lawn
Groundcover Mix #3		
	Vinca minor	Dwarf periwinkle
	Epimedium rubrum	Epimedium
Groundcover Mix #4		
	Liriope muscari	Lilyturf
	Lonicera pileata	Privet honeysuckle
	Nassella tenuissima	Mexican feather grass
	Vinca minor	Dwarf periwinkle







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t 206 582 2875

[bharchitects.com](http://bharchitects.com)

## 765 RAINIER BLVD N WRITTEN NARRATIVE

December 16th, 2015

The development of parcels 765 and 785 Rainier Blvd N is intended to be an urban infill, medium scale multifamily apartments. The site is located in the Mixed Use Residential zone. The intent of the zone “is to create a small to medium scale residential neighborhood.” (Table 4.2 - Central Issaquah Development and Design Standards [CIDDs]) The area is continually urbanizing with more concentrated forms of growth being developed as the demand for new residences increases. The proposed project seeks to meet the planning intent of this district, while respecting the low rise neighbors within close proximity to the site.

The site is a combination of two existing parcels (8843900080 & 8843900090) that are situated mid-block on Rainier Blvd N. This street has been designated a Shared Use Street as part of the “Green Necklace (CIDDs Figure 7B) In line with the intent of the shared use route, the building is situated close to the sidewalk to activate the streetscape. An existing landscape buffer between the sidewalk and property line will be improved and planted to contribute to the “green necklace” The streetscape is further activated by walk-up units with patios at ground level. The building’s amenity and lobby area are also at ground level and will be visually connected to the street.

This pedestrian focused orientation of the ground floor is made possible by providing underground and above ground parking all within the building structure. The elimination of parking on the site allows for better use of the open area remaining. This open area will be planted with native species and accommodate a small outdoor patio located at street level.

The ample open area and landscaping is achieved, all while maintaining continuous street frontage. In addition to the walkup units, the main building entrance and lobby are situated in close proximity to the sidewalk. Through weather protection, lighting and signage- the transparent volume of the primary entrance will be clear to pedestrians and drivers. Architecturally, these elements are situated within a strong architectural base clad in metal panels. The ground base has a height of 16 feet, providing the lobby and walk-up units with ample height. The three upper residential floors are set back from the first. The setback, with the addition of a strong articulated roofline, provides a nicely proportioned base-middle-top. The façade of the upper floors are broken up into three distinct volumes, providing articulation to the 175 foot elevation.

765 Rainier Blvd N takes an urban approach, positioning itself with a strong relationship to the street. As part of the green necklace, the site will be heavily planted and provide additional tree canopy area to the shared use street it is on. By following and at times exceeding the intent of the Central Issaquah Design Standards - the project contributes to a more livable, walkable and green city.

These statements are an account of the design intent to the best of my knowledge. Please contact me if any questions arise or any discrepancies are observed.

Alexander Thomson  
Architectural Designer & Strategy Analyst  
B+H Architects





FEASIBILITY MEETING NOTES

B+H Architects Meeting Minutes and Notes  
City of Issaquah Feasibility Meeting 10/15/15

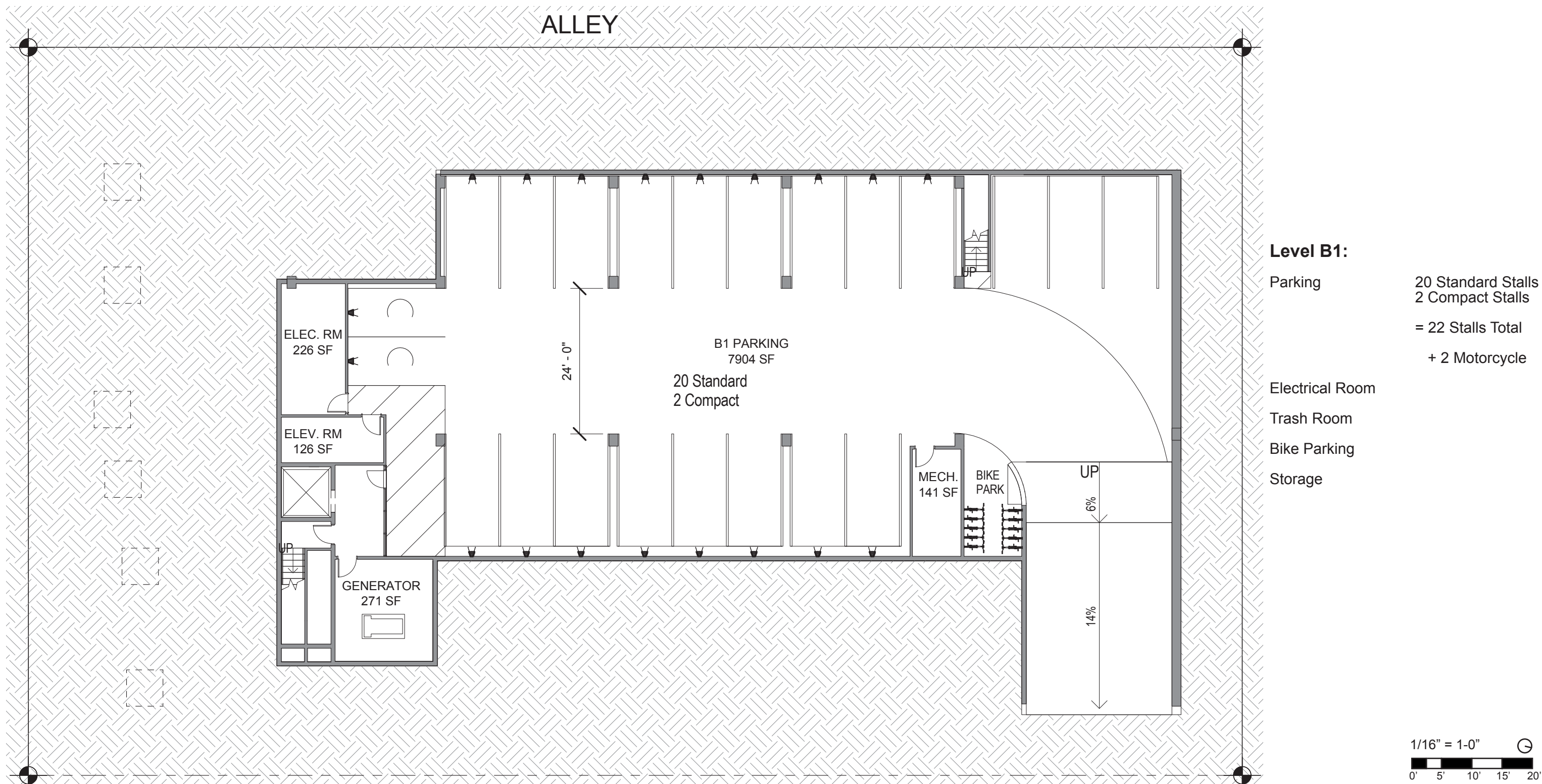
- 1. Building Height, FAR, parking.
  - a. 765 Rainier is above the base height and FAR. Triggers Density Bonus Program (use whichever number is greater)
  - b. Parking – Only one per unit required. Do not need 2 stalls for 2 bedrooms.
- 2. Setbacks
  - a. Central Issaquah has no minimum front setback and a maximum of 10’
  - b. The two 7’ side setbacks still remain.
  - c. The general intent is to densify this area of the city.
  - d. City would like to look at bringing the building towards the street.
- 3. Civil
  - a. Show the consolidation of the two drive aisles into one on Rainier Blvd.
  - b. Check with traffic department for location of drive aisle.
  - c. Storm water management is important to the city. Green roof, rain garden.
  - d. Coordinate relocation of Fire Hydrant on Rainier Blvd
- 4. Pre-Application Requirements
  - a. Follow Pre-Application Meeting Submittal Requirements.
  - b. Include neighborhood analysis, streetscapes,
  - c. Traffic Study
    - i. Only access analysis required. (Not full Report)
    - ii. Include non-motorized site access (bike, pedestrian)
- 5. Tree Preservation
  - a. 25% of total significant tree caliper must be retained. (See CH10.13)
  - b. Total Tree cover required see CH10.13
- 6. Storm water
  - a. Look at requirements and any opportunities to save and retain on site
  - b. Work with Civil to determine access to main line. Might need 2 access points depending on our retention plan.
- 7. Trash
  - a. Work with city to determine sizing requirements.
  - b. Design and shielding of trash enclosure in city design standards.
  - c. Roll out to alley and staging area probably required by Cleanscapes
  - d. Do NOT go straight to Cleanscapes but work with the city first about trash room size and design.

- 8. Alley
  - a. 7’ setback required not 20’
  - b. Look at impact of building to neighbors across alley.
  - c. Mitigate and design “blank” wall of parking thinking about neighbors across alley.
  - d. Good opportunity for landscape buffer.
- 9. Amenity Space requirements
  - a. 48sf outdoor amenity per unit.
    - i. Can be accommodated per unit or addressed by a shared building amenity or both
- 10. Building Massing
  - a. Follow city design guidelines for the central Issaquah design standards.
  - b. City likes to see buildings with a strong base, middle, top.
- 11. Green Building Programs
  - a. Begin discussion with city early about what techniques we plan to use in the project.

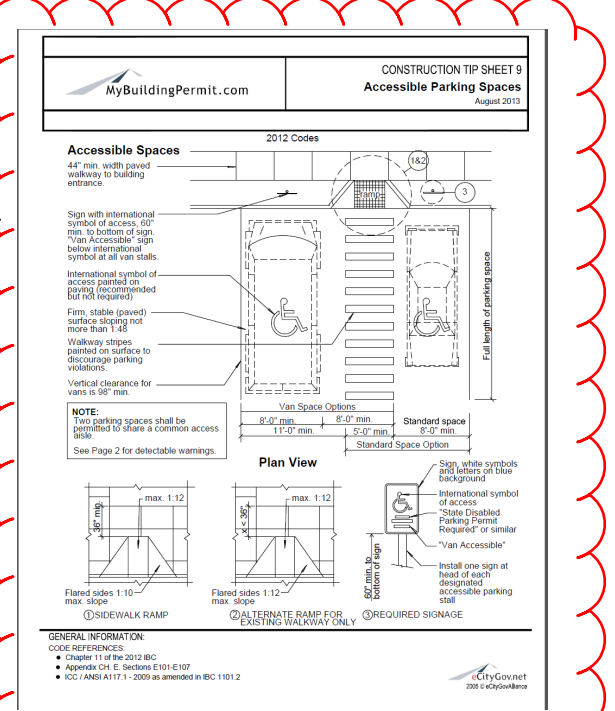
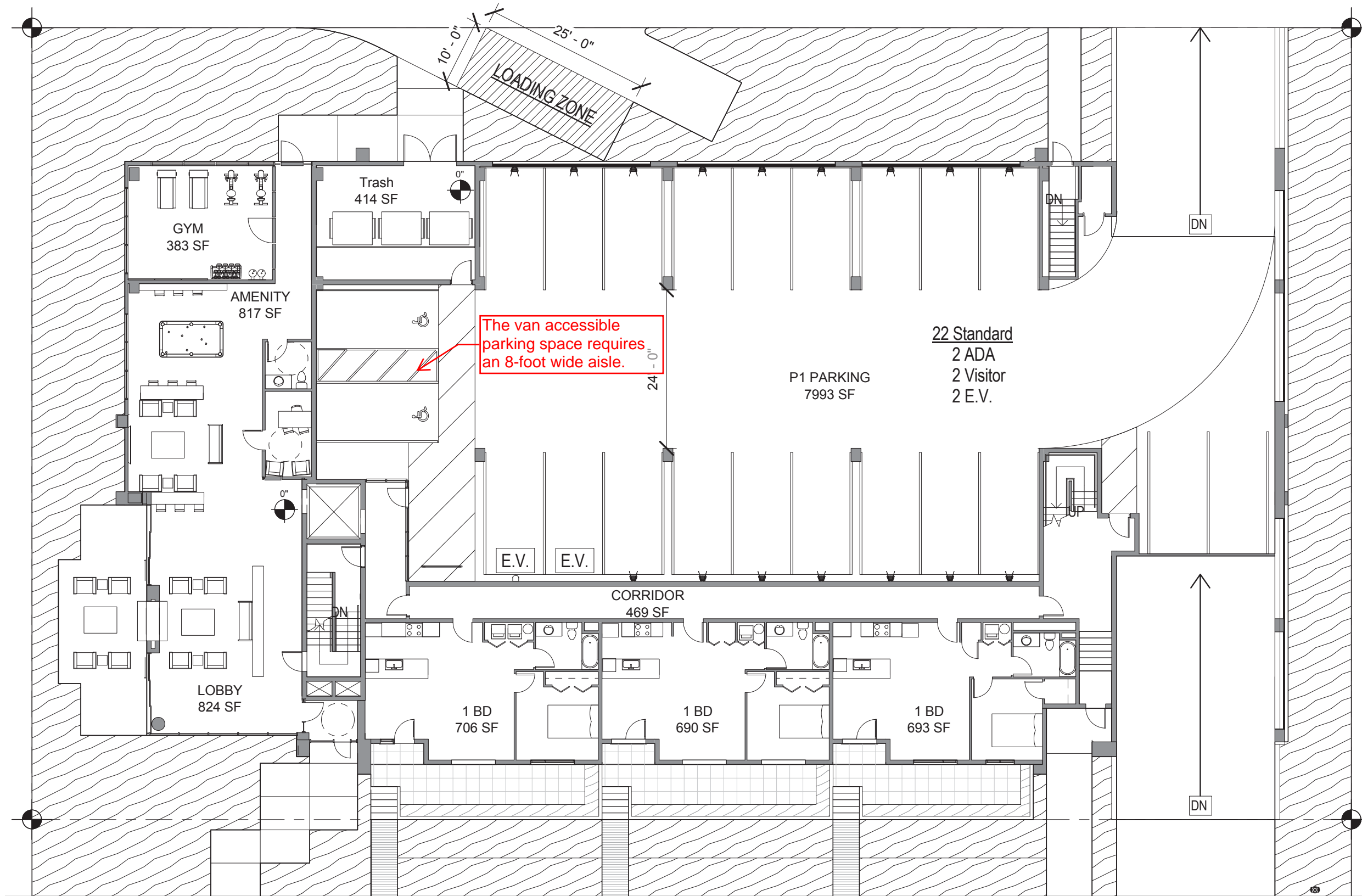
Notes from City of Issaquah

Access Analysis - TIA guidelines and scoping memo. Needs to address pedestrian and bikes.  
Project will get credit towards traffic impact fees  
Storm water Table 1.1.1.A-what category is this project? How project meets requirement.  
Clarify height AAS + Bonus; Impervious area calculation  
Provide dumpster/recycling info and calculation to applicants  
Need sewer connection; relocate fire hydrant to accommodate driveway  
Need Detailed Survey-Show easements









### Level 1:

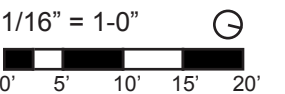
Units  
(3) 1 BD/BA = 2,075 SF

L1 Parking 22 Standard Stalls  
0 Compact Stalls

B1 Parking 20 Standard Stalls  
2 Compact Stalls

42 Standard Stalls  
2 Compact Stalls  
5% Compact

= 44 Stalls Total



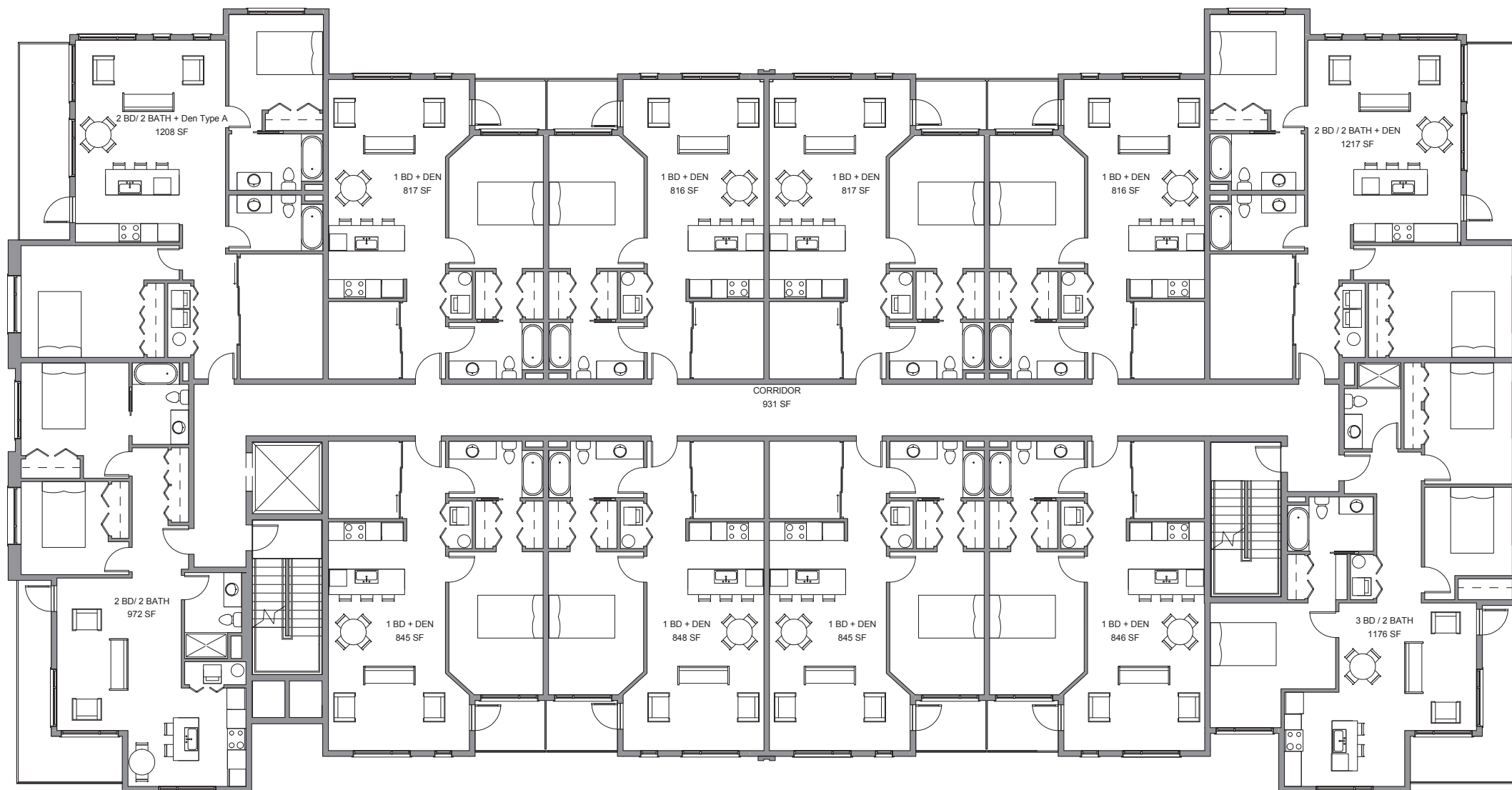




(5) 1 BD/BA = 2,950 SF


(9) 1 BD/BA + Den) = 7,545 SF





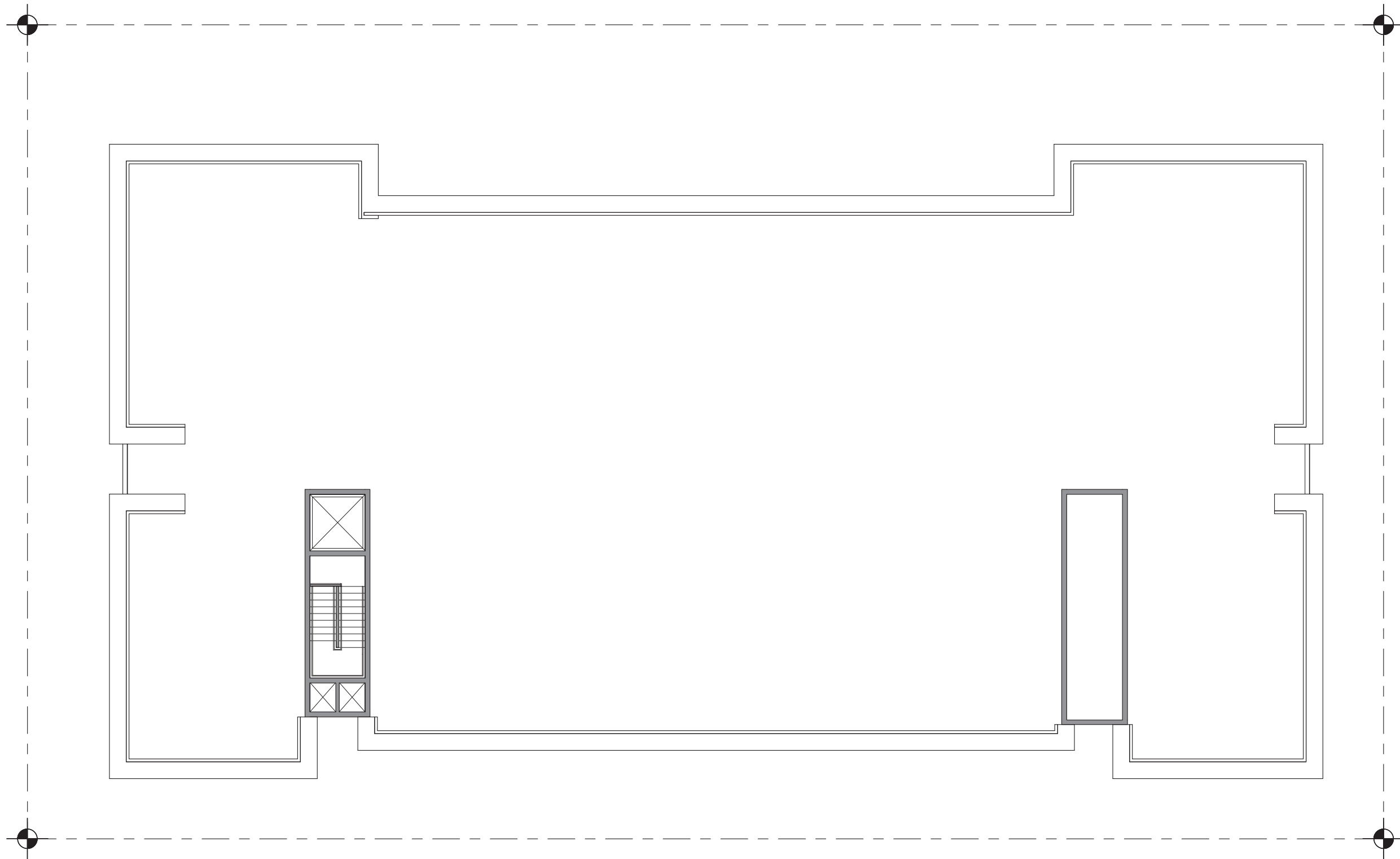
### Residential Floor Plan - Level 3-4

- (2) 3 BD/ 2 BA = 2,352 SF
- (4) 2 BD/ 2 BA + Den = 4,850 SF
- (2) 2 BD/ 2 BA = 1,944 SF
- (16) 1 BD/BA + Den = 13,300 SF

1/16" = 1'-0" 

0' 5' 10' 15' 20'

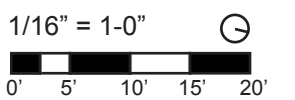




### Roof Plan

#### Open Area Calculations

Base Lot Area	= 24,000 SF
Percent Open Area Req.	= 20%
Open Area Req.	= 4,800 SF
Open Area Provided	= 5,000 SF





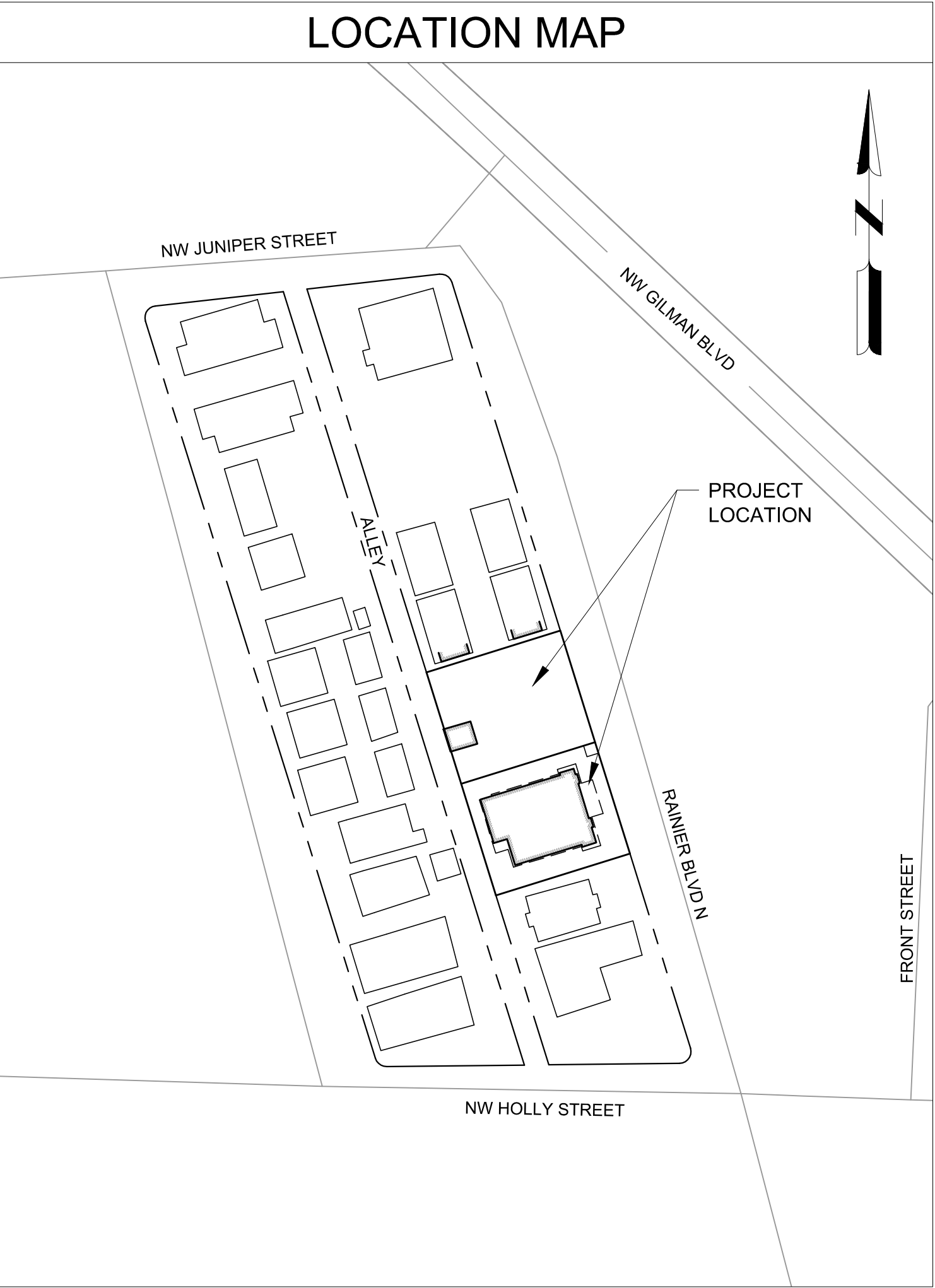
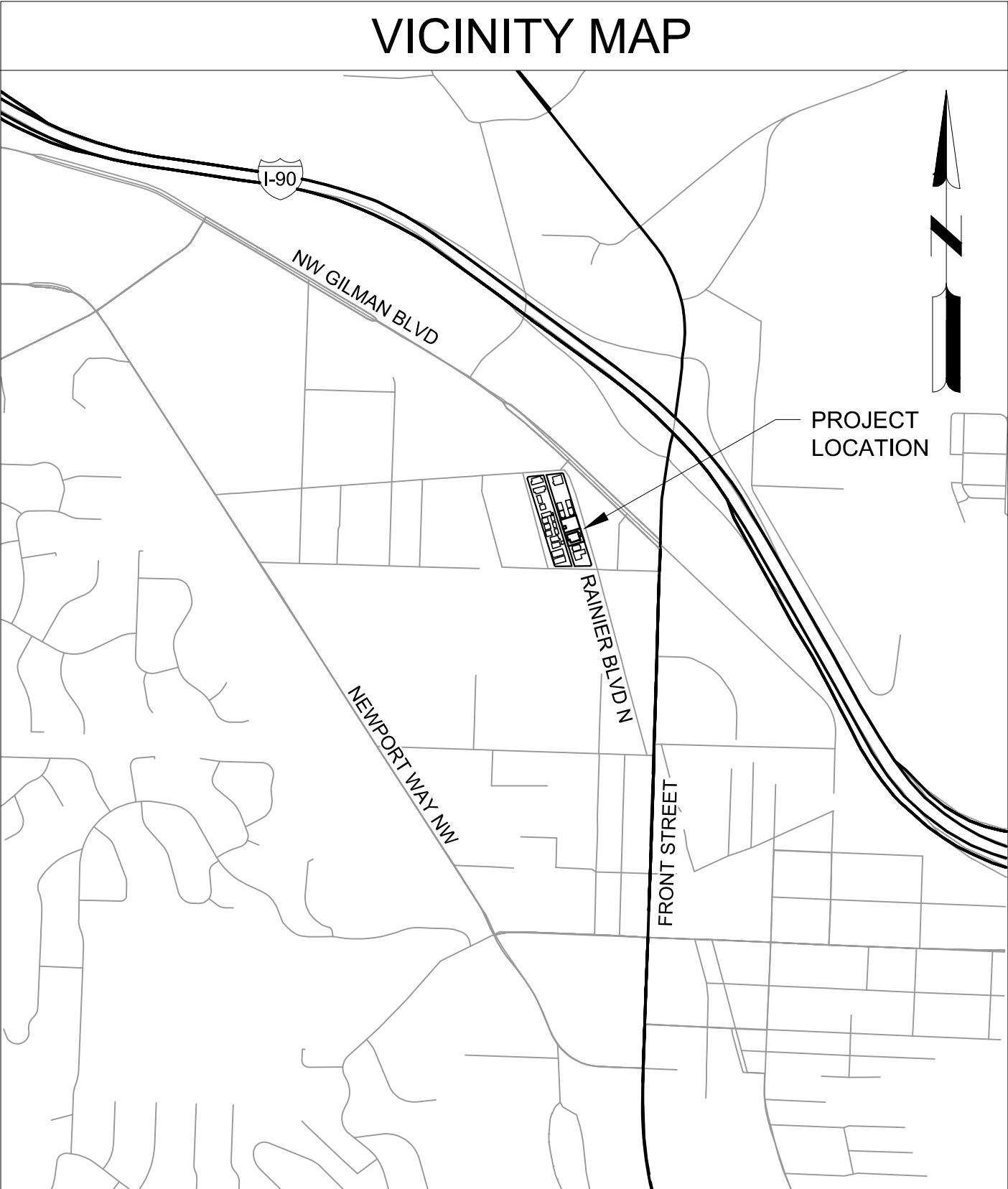
# RAINIER APARTMENTS

## CITY OF ISSAQUAH

### PRE-APPLICATON SUBMITTAL

**Mead & Hunt**  
1180 NW Maple Street,  
Suite 105  
Issaquah, WA 98027  
phone: 425-369-9004  
meadhunt.com

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#### SITE DATA

ASSESSOR'S PARCEL NUMBER: 8843900080 (0.28 ACRES)  
PROPERTY ADDRESS: 785 RAINIER BLVD N

ASSESSOR'S PARCEL NUMBER: 8843900090 (0.28 ACRES)  
PROPERTY ADDRESS: 765 RAINIER BLVD N

CITY OF ISSAQUAH ZONING: MIXED USE RESIDENTIAL  
14.52 DU/ACRE

CENTRAL ISSAQUAH DISTRICT: GILMAN

#### Sheet List Table

SHEET NUMBER	SHEET TITLE
G-001	COVER SHEET
C-1	EXISTING CONDITIONS
C-2	PROPOSED SITE PLAN

NOVA DEVELOPMENT GROUP  
RAINIER APARTMENTS

ISSAQUAH, WA

ISSUED

NOT FOR CONSTRUCTION

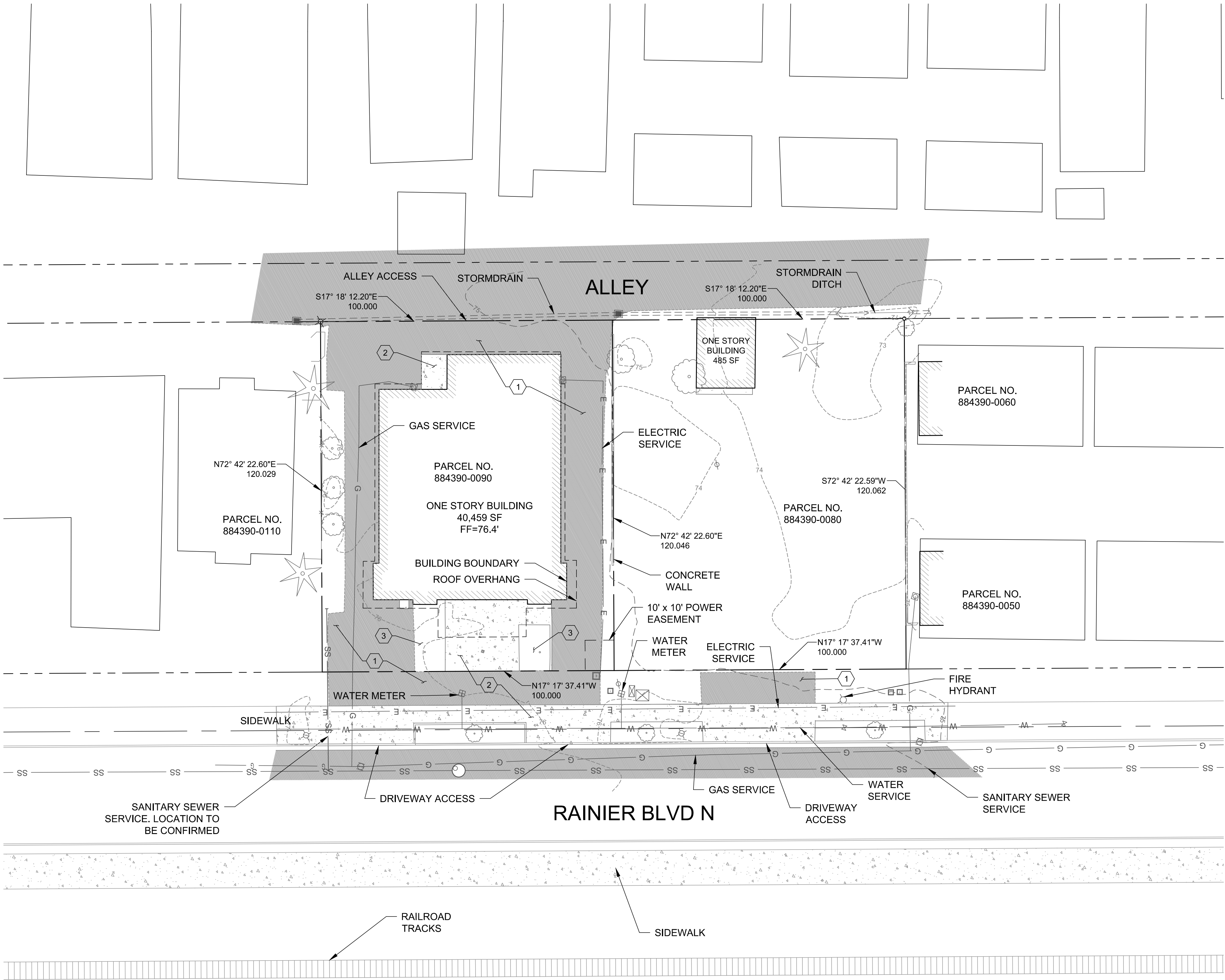
M&H NO.: 4433900-156500.01  
DATE: DECEMBER 16, 2015  
DESIGNED BY: DKE  
DRAWN BY: DKE  
CHECKED BY: SS  
DO NOT SCALE DRAWINGS

SHEET CONTENTS  
COVER SHEET

SHEET NO.

G-001





GENERAL NOTES:

1. THERE ARE NO CRITICAL AREAS ON THE SITE PROPERTY (WETLANDS, STREAMS, STEEP SLOPES, ETC.)
2. LINEWORK FOR NEIGHBORING BUILDINGS AND PROPERTY EAST OF RAINIER BLVD N IS NOT SURVEYED. LINEWORK WAS DEVELOPED USING GOOGLE EARTH.

KEYED NOTES:

- 1 ASPHALT
- 2 CONCRETE
- 3 LANDSCAPING

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CHECKED BY: SS  
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SHEET CONTENTS  
EXISTING  
CONDITIONS

SHEET NO.



GENERAL NOTES:

- PARKING:
- LEVEL B1: ACCESS VIA RAINIER BLVD N.
    - 20 STANDARD
    - 2 COMPACT
    - BICYCLE PARKING
  - LEVEL P1: ACCESS VIA ALLEY
    - 16 STANDARD
    - 2 VISITOR
    - 2 E.V.
    - 2 ADA
- TOTAL PARKING: 44

- UTILITIES:
- THE APARTMENT BUILDING WILL UTILIZE THE EXISTING GAS AND ELECTRIC INFRASTRUCTURE.
  - THE TWO EXISTING WATER METERS ON THE PROJECT SITE WILL BE USED TO METER LANDSCAPING AND THE APARTMENT BUILDING SEPARATELY.
  - RUNOFF ACCUMULATED IN LEVEL B1 WILL BE COLLECTED AND CONVEYED TO THE STORMDRAIN NETWORK.

KEYED NOTES:

- 1 EXISTING ASPHALT
- 2 NEW ASPHALT
- 3 CONCRETE
- 4 LANDSCAPING

NOVA DEVELOPMENT GROUP  
RAINIER APARTMENTS

ISSAQUAH, WA

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DRAWN BY: DKE  
CHECKED BY: SS  
DO NOT SCALE DRAWINGS

SHEET CONTENTS  
PROPOSED SITE PLAN

SHEET NO.

C-2

